

**FIVE FOUNTAINS CONDOMINIUMS ASSOCIATION INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February , 2024**

**CALL TO ORDER**

The meeting was called to order at 6:01 P.M. Board Members present were Orlando Rodriguez, Tarah Major, Catherine Gonnering and Tamika Hill. Diana Knopp was not present and excused. The meeting was held in person at the on-site clubhouse and online. Homeowners were present as reflected on the sign-in sheet.

**PRESENTATION OF BOARD MEMBERS**

New Board member Catherine Gonnering was presented to the community, she will fill the vacant term left open, Her term expires November 2026. Tarah Major was filling both Secretary and Vice President positions but moving forward Catherine Gonnering is the Secretary of the Board.

**OPEN FORUM**

No questions were asked

**APPROVED BETWEEN MEETINGS**

Concrete Repair Estimate from Groninger Concrete for \$5000

**APPROVAL OF PRIOR MEETING MINUTES**

The January Meeting minutes were approved as written. Motion from Tarah Major, Second from Tamika Hill. 4 Aye's 0 Nay's. Motion Passed.

**FINANCIALS - TREASURER'S REPORT**

The financial statements were reviewed. As of January 31, 2024, the Association had \$111,478.84 in operating and \$261,240.77 in reserve. After all questions were answered the meeting continued.

**PRESIDENT'S AND MANAGERS REPORT**

Homeless and Drug addicts in Hallways - The Community was asked to call the board if anyone is seen sleeping in hallways or utility closets. The Board has purchased 2 ring spotlight cameras and will have them installed soon in hopes of deterring auto break-ins.

Maintenance contract - There have been complaints about the hallways not being vacuumed by our vendor Stratus Building Solutions, the board has notified the vendor and asked the community to report any further instances.

Snow Removal Report - All streets have been plowed by our landscaper for 3 straight weekends, and he has done a very good job. All sidewalks and common areas have been done by Orlando. We are currently still under budget for snow removal for the year. The board encourages and thanks the community members that help by shoveling their entrances.

Insurance Renewal update - 3 different companies are scheduled to give us a quote within 60 days before renewal date (5/1/24).

Building 1 - New Developments - The Board received a new bid from Straight Line/Ramjack for \$60,195 to stabilize/repair building 1 foundation. Quote includes all engineering, permits and foam jacking of unit 145 slab. Board will vote on the bid in this meeting.

Federal Pacific Panels Replacement Update - Replacement panel reports keep trickling in but have slowed significantly. Members are encouraged to replace panels as they are a fire hazard and many insurance carriers will not quote us with even 1 panel not replaced.

Reserve Account Investments - The board has invested roughly \$245,000 in short term CD's in ENT bank. January's interest earnings was \$951

Concrete and Step Repairs - Board decided to wait until the weather is more favorable to move forward with the bid from Groninger Concrete.

Hallways and Carpets - Buildings 2 and 3 hallways have been painted and are on schedule for carpet replacement.

Tree and Juniper Trimming - Some general areas have been trimmed - next on the list is to cut down considerably the junipers on south Sawyer as they are overgrown and block some of the apartment windows.

Lights - Buildings 1,5,6,7 and 16 have all had failing outside lights replaced by Apache Electric and Force Electric. Main Entrance (small sign) lights have been repaired/replaced by Lenz Electric.

2023 Taxes - Filed. No payment was due.

### **UNFINISHED BUSINESS**

Building 1

### **NEW BUSINESS**

Utility Bills - BBK Authorization - Tamika Hill made a motion to allow Balanced Bookkeeping to pay our utilities without having to request authorization from the board unless they find something unusual. Tarah Major Seconds. 4 Ayes. 0 Nays. Motion Passed

Building 1 - Motion to revoke the prior board approval for Groundworks and accept the Bid for \$60,195 from Straight Line/Ram Jack for the repair of the foundation on Building 1. Motion from Tarah Major, Tamika Seconds. 4 Ayes, 0 Nays. Motion Passed.

FFC Employee consideration - Board discussed having an employee onsite. They decided it's not favorable to the community for various reasons and will keep using independent vendors. Possible future discussion.

Parking Policy/Stickers - Tarah Major will finish the spreadsheet and take the lead on this project.

Fire Hydrant Certification - Johnson Controls has still not replaced the expired hydrants. Orlando Rodriguez bought a new one @ costco and it is identical to the ones needed. Cost is significantly lower by more than half. Board will look into if it is acceptable to replace with brand new ones instead of having Johnson Controls replace or refurb the old ones. Tabled

Woodpeckers in Building 11 and 12 - Still no progress on the woodpecker issue. The board will continue to look for options to deter them. Tabled

Pool Opening Contract - Current vendor has been called but no answer. Tabled

Fine Scheduling Update - General Fine Schedule was updated in December of 2022. That update replaced the old schedule from 2014. Board will continue to use the current updated fine schedule.

Coded Locks on Hallway doors - Discussed as a possible option to deter homeless and drug addicts from sleeping in hallways or utility closets - Tabled

### **HEARING REQUESTS**

1 hearing for Executive Session

### **ADJOURNMENT**

With nothing further to discuss the regular meeting was adjourned at 7:27 PM.

### **EXECUTIVE SESSION**

Started 7:30, ended 7:51

Hearings - 1 hearing

Collections - As of January 31st, 2024 one homeowner account was seriously delinquent. The board agreed to send the account to the attorney for collections.

### **FUTURE MEETINGS**

2024 Board meetings are tentatively scheduled for the 3<sup>rd</sup> Wednesday of every month.

### **PENDING**

Concrete and Step Repairs

These minutes were approved as written by the Five Fountains Condominiums Association Inc. Board of Directors on:

\_\_\_\_\_  
Date

Board of Directors

Signature \_\_\_\_\_

Title \_\_\_\_\_